

# Proposed Land Surplus and Exchange Properties

Governing Board Items # 31, 32, and 33  
March 12, 2015

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# Land Assessment Process

- **More than 21,000 acres of District fee owned land was identified for potential surplus at the end of the first phase of the Land Assessment process**
- **Staff then began due diligence research on these lands as the second phase of the process**
- **Resulted in more than 8,700 acres exchanged in 2014**
- **Today we are bringing an additional 190 acres for consideration (tentative value estimate of nearly \$3M)**



# Properties to be Considered

**Staff is seeking Board action on the recommended surplus of seven parcels**

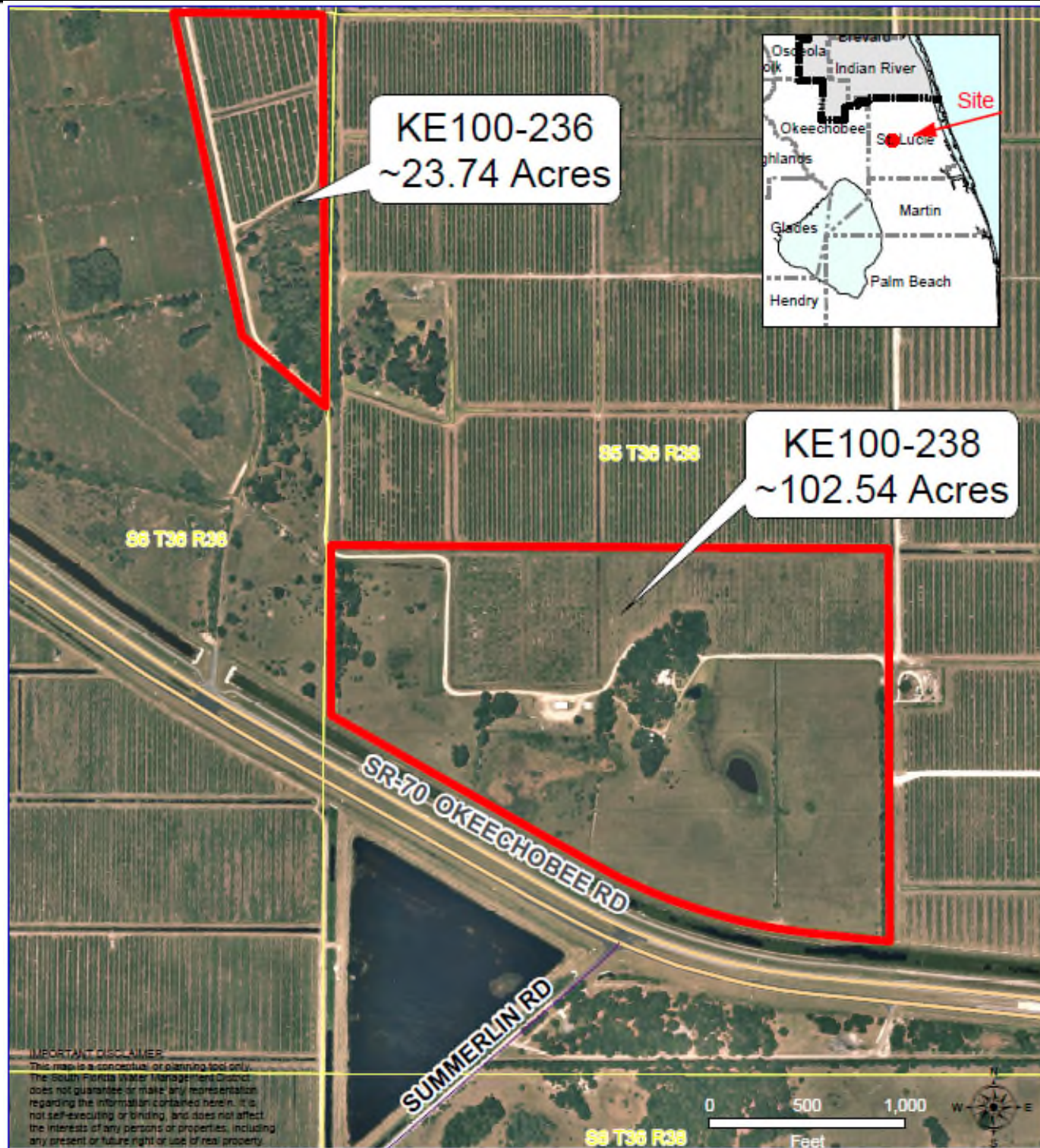
**Resolutions will be presented today to address these properties which are located in three counties:**

- **126.28 acres - St. Lucie County**
- **31.71 acres - Polk County**
- **32.65 acres - Broward County**

**A public meeting was held on February 26<sup>th</sup> to inform the public of these planned Board items**







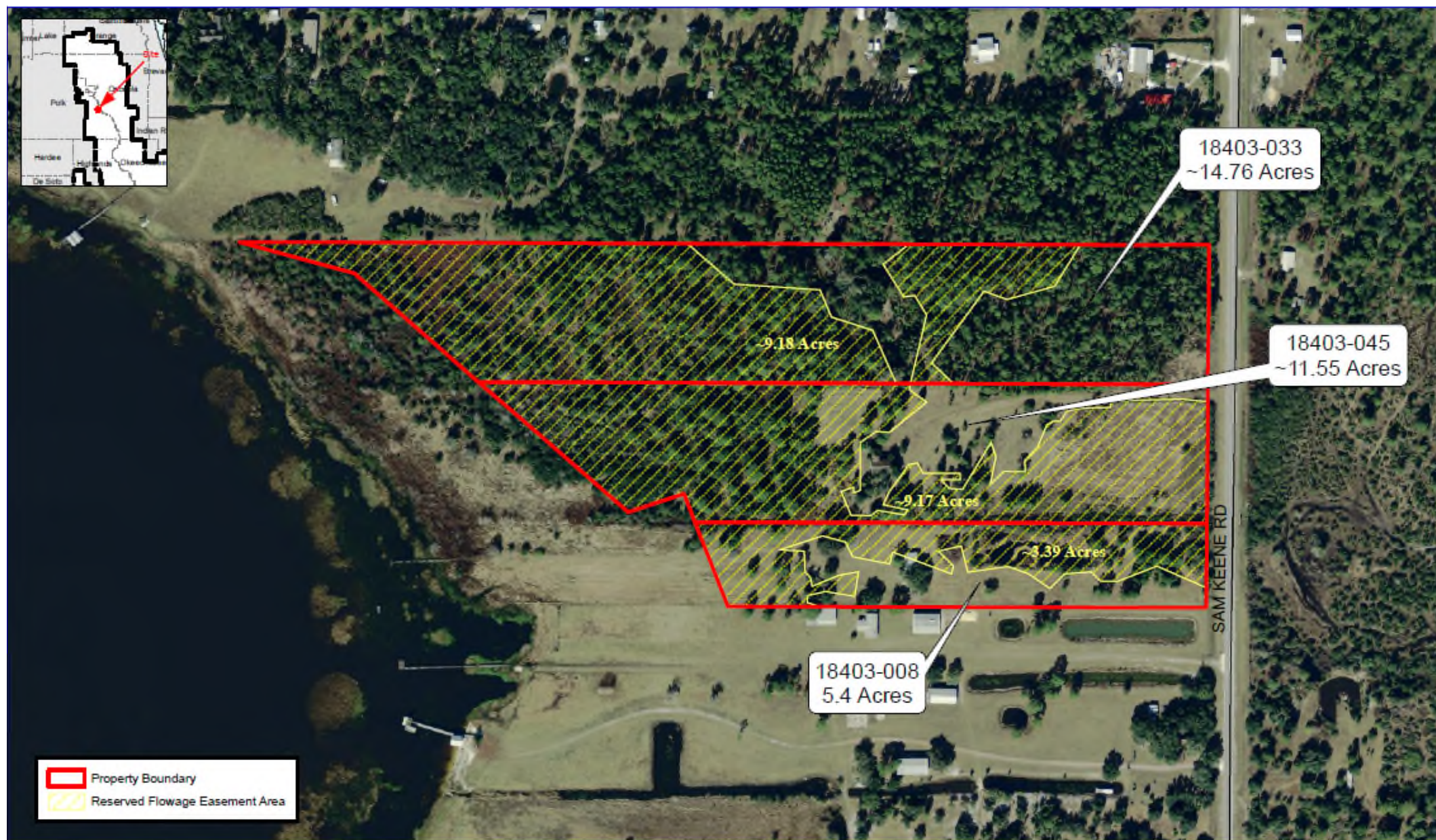
## St. Lucie County – 2 Parcels

- **Acquired as part of a larger property but no longer needed for the C23/C24 - North Reservoir Project**
- **Located about 10 miles west of Ft. Pierce**
- **Comprised of pasture and former citrus grove**
  - **KE100-238 contains 102.54 acres (tentative value of \$571,000)**
    - **Includes building improvements (2 residences and farm maintenance facility)**
  - **KE100-236 contains 23.74 acres (tentative value of \$107,000)**



**A Resolution of the Governing Board of the South Florida Water Management District to approve declaring surplus land interests containing 102.54 acres, more or less, and containing 23.74 acres, more or less, in St. Lucie County, without reservation of interests under Section 270.11, Florida Statutes, together with any structures and improvements and personal property appurtenant thereto and approve offering said property to the public for bid to be sold for the highest price obtainable but not less than the appraised value; providing for an effective date.**







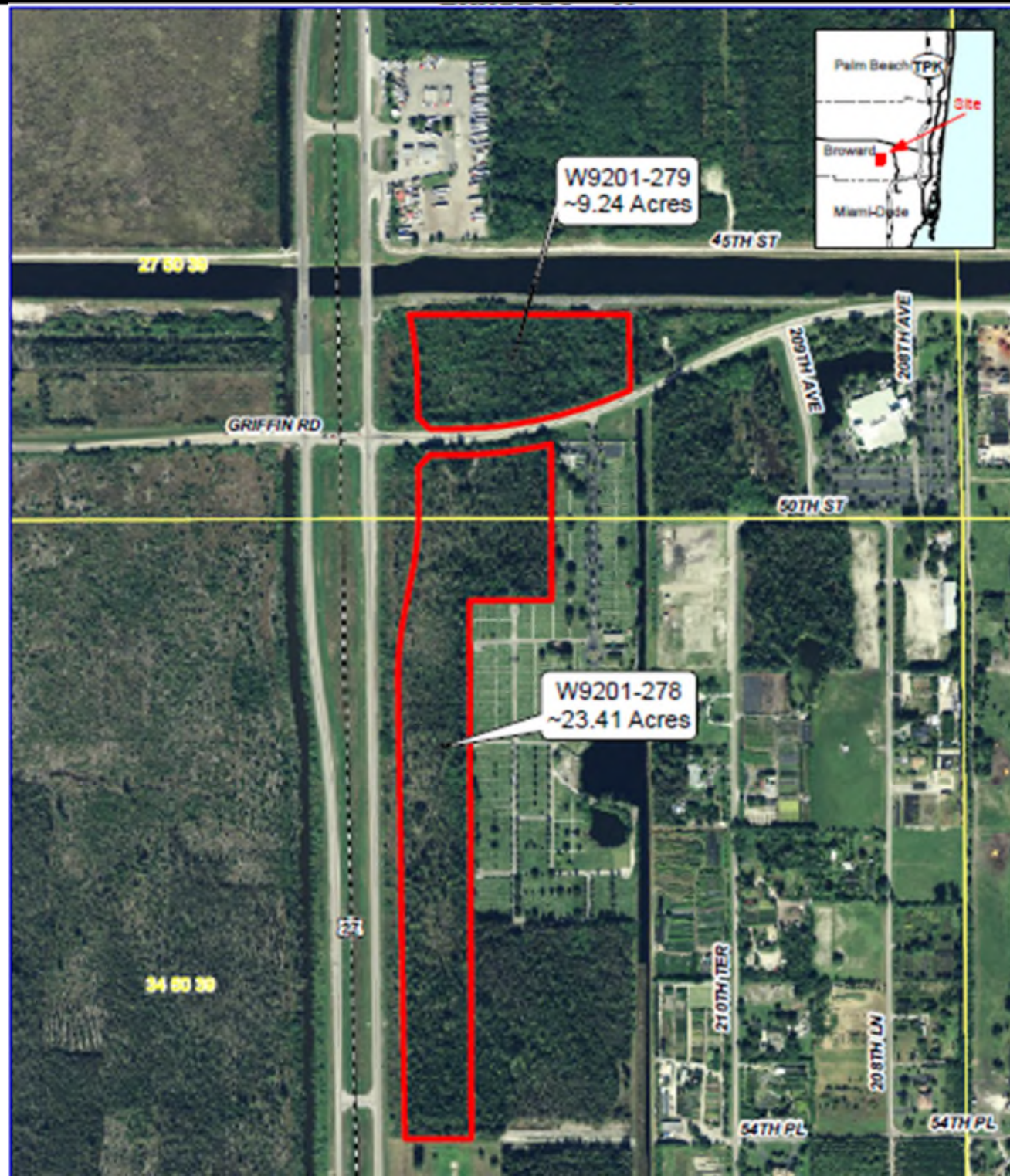
## Polk County – 3 Parcels

- Uplands are not required for the Kissimmee River Restoration project
- Located on the east side of Tiger Lake
- Potential for a rural home site on the upland area of each parcel
- District will retain a flowage easement over the lower elevations of the proposed surplus lands
  - 18403-033 contains 14.76 acres (tentative value of \$133,000)
  - 18403-045 contains 11.55 acres (tentative value of \$85,000)
  - 18403-008 contains 5.40 acres (tentative value of \$55,000)





**A Resolution of the Governing Board of the South Florida Water Management District to approve declaring surplus land interests containing 14.76 acres, more or less, containing 5.40 acres, more or less, and containing 11.55 acres, more or less, in Polk County, all subject to a reserved perpetual flowage and inundation easement, without reservation of interests under Section 270.11, Florida Statutes, together with any structures and improvements and personal property appurtenant thereto and approve offering said property to the public for bid to be sold for the highest price obtainable but not less than the appraised value; providing for an effective date.**



## Broward County – 2 Parcels

- **Lands are not needed for the planned Broward County Water Preserve Area project**
- **Located on the east side of US Hwy 27**
- **Parcels are separated by Griffin Road**
- **No site improvements**
  - **W9201-278 contains 23.41 acres (tentative value of \$1,400,000)**
  - **W9201-279 contains 9.24 acres (tentative value of \$600,000)**





**A Resolution of the Governing Board of the South Florida Water Management District to approve declaring surplus land interests containing 23.41 acres, more or less, and containing 9.24 acres, more or less, in Broward County, without reservation of interests under Section 270.11, Florida Statutes, together with any structures and improvements and personal property appurtenant thereto and approve offering said property to the public for bid to be sold for the highest price obtainable but not less than the appraised value; providing for an effective date.**

# Questions